

DISTRICT ADVISORY BOARD MINUTES DISTRICT I

April 2, 2001

7:00 p.m.

Atwater Community Center, 2755 E. 19th

Members Present

Council Member Rogers
Patrice Dolenz
Kenneth Hemmen
Carrie Jones
Sharon Myers
Steve Roberts*
Marcia Traylor
Ken Woodard*

Members Absent

Carl Brewer
David Franks
Edith Knox*
Lori Lawrence*
Debby Moore
Lois Tully-Gerber
Rev. Lincoln Montgomery*
Willard Walker*
Billy Wilson
Dee Wright

Guest List

James Roseboro, 4518 Greenbriar
Ross Pierce, 3317 East 17th
Mark McCain, 606 Broadview
Greg Ferris, P. O. Box 573
Bettye Burton, 2356 North Poplar

Staff Present

Jim Cranford,
Marvin Krout, Planning Department
Heidi Farmer-Drew, Neighborhood Assistant

*Denotes District Advisory Board Alternates

ORDER OF BUSINESS

Call to Order

Council Member Rogers called the meeting to order at 7:03 p.m. Council Member Rogers noted that a quorum was not present.

Approval of Minutes

Council Member Rogers asked DAB members if there were any corrections to the March 5, 2001 DAB minutes. No corrections were noted. **Council Member Rogers** moved to approve the March 5, 2001 minutes.

Approval of Agenda

Public Agenda

1. Scheduled items

Character Education

Marjalee Wright, a representative from the unified School District (USD) 259 was to present the benefits of including character building curriculum in the public school system; however, she was not present when the item was called (This item was moved to the end of the agenda). Therefore, Council Member Rogers tabled this item. Character Education will appear on the DAB I, May meeting agenda.

2. Off-agenda item s

No items were submitted

Unfinished Business

No items were submitted

Staff Reports

3. OCI Rehabilitation Housing Codes

Kurt Schroeder, Office of Central Inspection Supervisor, presented proposed code to regulate rehabilitation of buildings. **Schroeder** first clarified that there is currently no code to specifically address rehabilitation only. He discussed the need to adopt an Existing Building Code by stating that the regulation of the construction rehabilitation and repair work in existing buildings, re-use of existing buildings for new uses and additions to existing buildings are some of the most highly variable parts of the nation's building regulatory system. The major U.S. Model Code groups such as ICBO (International Conference of Building Officials), BOCA (Building Officials and Code Administrators International), SBCCI (Southern Building Codes Conference International) and ICC (International Code Council) have lacked specificity and have differed significantly from one another in the way they address rehabilitation and additions. **Schroeder** stated that this need arose

about a year ago when the County Commission appointed a task force to identify incentives for down town improvements. Current code only address new building and never really addressed old building very well, for example, converting old warehouse buildings to restaurants.

Schroeder elaborated on research and cited “best practices” other states around the country have implemented (see copy of handout). The basic model is taken from New Jersey and HUD, with their work in rehabilitation 100 year-old buildings. The result was a 20%-30% cost savings to the builders. Additionally the builders felt they were still able to produce a safe, quality project.

Schroeder stated that the proposed Rehabilitation Code project was started last summer and it included the major stakeholders such as local architectural firms, engineering firms, developers, building owners, building maintenance associations, contractors/builders, building re-modelers, rental property owners/managers and neighborhood associations. The key concepts have been included in the proposed codes and the proposed codes have been through six or seven drafts so far.

DAB members present expressed their support of the proposed codes.

Public Works

No items were submitted

Planning Cases

4. Case No.: CON2001-00021

Request: Conditional use for a 150-foot high monopole tower.

Location: 2487 N Hillside; located south of 24th St N and west of Hillside.

See the attached “MAPC Notice of Public Hearing and Staff Report”

The applicant originally applied for a wireless communication facility near 24th North and Gentry; however the request was denied; however the request (CON2000-00055) was denied by the MAPC on December 21, 2000. The applicant indicates that this alternative site was selected based upon feedback received from citizens at the hearing on the previous request who indicated that they preferred a tower location that was not in the middle of a residential area.

Mark McCain, manager of KMUW at Wichita State University, 17th Street and Hillside, stated his concern with possible interference of the microwaves and line-of-site. **Greg Ferris**, agent, stated that engineers had investigated this issue. No interference should take place. The only time interference may potentially occur is if the tower were in the direct line-of site with the Channel 12 (KWCH) tower. **Ferris** stated that the applicant would be willing to adjust the height of the tower if interference will be a problem.

James Roseboro, present on behalf of **Willie Burton**, stated that some residents on the west were not notified. Roseboro also stated that the principal at Muller Elementary School was concerned with possible interference. **Ferris** stated that he would check into the matter.

Marcia Traylor (Franks) moved to recommend approval of the tower, based on MAPD staff recommendations and conditions. Motion carried 5-0.

Board Agenda

No items submitted

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General Comments/Announcements

Council Member Rogers thanked DAB members for serving this year. He also noted that agenda item one would be rescheduled for the next DAB meeting

Roberts reminded everyone that the last free Dump Days would take place at the end of this month (April 27th and 28th)

Council Member Rogers adjourned the meeting at 7:50 p.m.

Respectfully Submitted By,

Heidi Framer-Drew
Neighborhood Assistant,
Council District I